

O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Thursday, June 25, 2015 8:41 AM
To: Euler, Gordon; Anderson, Colete; Pearrow, Ken; O'Donnell, Mary Beth
Cc: Cook, Christine
Subject: FW: Letter from Jamie Howsley - OFM Growth Projection
Attachments: Letter to Oliver Orjiacko.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Just FYI. While this may be true decisions has been made and we should move on and address in future plan update.

Best Oliver

From: Lisa McKee [<mailto:lisa.mckee@jordanramis.com>]
Sent: Wednesday, June 24, 2015 3:10 PM
To: Orjiako, Oliver
Cc: Jamie Howsley
Subject: Letter from Jamie Howsley - OFM Growth Projection

Hello,

Attached is a letter from Jamie Howsley with enclosure. If you have any trouble opening the attachment please let us know.

Thank you.

LISA McKEE | Legal Assistant to James D. Howsley
Jordan Ramis PC | Attorneys at Law
Direct: 360-567-3909 Main: 360-567-3900

Portland OR | Vancouver WA | Bend OR
www.jordanramis.com



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O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Thursday, June 25, 2015 8:53 AM
To: 'Lisa McKee'
Cc: Jamie Howsley; Euler, Gordon; Pearrow, Ken; Alvarez, Jose; O'Donnell, Mary Beth
Subject: RE: Letter from Jamie Howsley - OFM Growth Projection

Hello Lisa and Jamie:

This is to acknowledge receipt of your letter on OFM Growth Projection. I believe that OFM April 1, 2015 population estimate will be around 451,000+/- . The decision on population growth for the comp plan update has been made and the EIS will soon be out. We have to move on and address this in the next plan update if the county is growing faster than OFM projections. The county will be in a better position to argue that OFM is off. Thanks.

Best - Oliver

From: Lisa McKee [<mailto:lisa.mckee@jordanramis.com>] While the percentage population growth for Clark County may be the case.
Sent: Wednesday, June 24, 2015 3:10 PM
To: Orjiako, Oliver
Cc: Jamie Howsley
Subject: Letter from Jamie Howsley - OFM Growth Projection

Hello,

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any questions about this requirement, or would like to discuss preparation of an opinion that conforms to these IRS rules.

O'Donnell, Mary Beth

From: Orjiako, Oliver
Sent: Thursday, June 25, 2015 9:52 AM
To: McCauley, Mark
Cc: Cook, Christine; O'Donnell, Mary Beth
Subject: FW: Letter from Jamie Howsley - OFM Growth Projection
Attachments: Letter to Oliver Orjiacko.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Sir:

Just FYI on a letter from Jamie. If you recall I gave you heads-up that OFM April 1, 2015 population estimates for Clark County will be 451, 820. It will show a higher growth rate from 2010 through 2014 that is higher than the 1.26% for the comp plan update. In Jamie's letter he asked for reconsideration.

He can ask but the decision on population growth projections to be used for the 2016 plan update has been made. The EIS will soon be released. If OFM population projections are off or too conservative the county can make changes in the next update if we grow faster than projected growth forecast. The next growth plan update will start in 5-years to be completed in 2022 if the legislature makes no changes to the plan update cycle again. At this time in the planning process I don't see OFM adjusting the population estimates for the state or counties. Some counties have completed their updates based on OFM population estimates. We need to move on. Just my thoughts.

Best - Oliver

From: Lisa McKee [<mailto:lisa.mckee@jordanramis.com>]
Sent: Wednesday, June 24, 2015 3:10 PM
To: Orjiako, Oliver
Cc: Jamie Howsley
Subject: Letter from Jamie Howsley - OFM Growth Projection

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Attached is a letter from Jamie Howsley with enclosure. If you have any trouble opening the attachment please let us know.

Thank you.

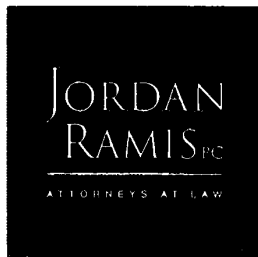
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VIA E-MAIL
OLIVER.ORJIAKO@CLARK.WA.GOV

June 24, 2015

Oliver Orjiacko
Clark County Community Planning
PO Box 9810
Vancouver WA 98666

Re: **OFM Growth Projection**
Our File No. 40059-00405

Dear Oliver:

I wanted to enclose the latest data from the U.S. Census Bureau, reflecting Clark County's 2014 population estimate, and ask that you include this letter, and the census data in the GMA update record. When the OFM Forecasting and Research Division released its 2014 Population Trends data in November of 2014, it estimated Clark County's 2014 population to be 442,800. As you can see the latest census data, released by the US Census Bureau on May 29, 2015, shows that the Clark County estimated population for 2014 is 451,008. The dramatic difference between OFM's projected growth rate, and the reality on the ground, will cause significant housing issues in Clark County unless corrections are made, and the OFM more accurately projects and plans for increased population and growth.

In prior letters predicting that the projected population estimate was too conservative, I have outlined the problems related to OFM relying so heavily on the last five years of data, in their projections, given the impact of the Great Recession. The inaccuracy related to the weighting of the five year data has proven to be far more dramatic than even I could have predicted. As more and more families are seeking to call Clark County home, we need available land supply to meet market demand. And, we need accurate projections to properly plan. This necessitates that the OFM, recalibrate their weighting of data, so they can better predict and plan for market realities.

I ask that the Board reconsider the population estimates in light of the new data. Thank you for your time and consideration.

Very truly yours,

JORDAN RAMIS PC

James D. Howsley
Admitted in Washington and Oregon
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OR Direct Dial (503) 598-5592

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State & County QuickFacts

Thank you for your feedback! The new delivers the following improvements
Search by zip code, improved table display, browse more data features, download data, and more

Clark County, Washington

People QuickFacts	Clark	
	County	Washington
Population, 2014 estimate	451,008	7,061,530
Population, 2013 estimate	443,312	6,973,742
Population, 2010 (April 1) estimates base	425,363	6,724,543
Population, percent change - April 1, 2010 to July 1, 2014	6.0%	5.0%
Population, percent change - April 1, 2010 to July 1, 2013	4.2%	3.7%
Population, 2010	425,363	6,724,540
Persons under 5 years, percent, 2013	6.5%	6.4%
Persons under 18 years, percent, 2013	25.6%	22.8%
Persons 65 years and over, percent, 2013	13.2%	13.6%
Female persons, percent, 2013	50.6%	50.0%
White alone, percent, 2013 (a)	67.7%	61.2%
Black or African American alone, percent, 2013 (a)	2.1%	4.0%
American Indian and Alaska Native alone, percent, 2013 (a)	1.1%	1.9%
Asian alone, percent, 2013 (a)	4.5%	7.9%
Native Hawaiian and Other Pacific Islander alone, percent, 2013 (a)	0.8%	0.7%
Two or More Races, percent, 2013	3.8%	4.4%
Hispanic or Latino, percent, 2013 (b)	6.4%	11.9%
White alone, not Hispanic or Latino, percent, 2013	80.5%	71.0%
Living in same house 1 year & over, percent, 2009-2013	83.6%	82.7%
Foreign born persons, percent, 2009-2013	10.0%	13.2%
Language other than English spoken at home, pct age 5+, 2009-2013	14.0%	18.5%
High school graduate or higher, percent of persons age 25+, 2009-2013	91.3%	90.0%
Bachelor's degree or higher, percent of persons age 25+, 2009-2013	28.0%	31.9%
Veterans, 2009-2013	36,674	582,265
Mean travel time to work (minutes), workers age 16+, 2009-2013	24.9	25.7
Housing units, 2013	169,746	2,928,217
Homeownership rate, 2009-2013	65.0%	63.2%
Housing units in multi-unit structures, percent, 2009-2013	23.0%	25.6%
Median value of owner-occupied housing units, 2009-2013	\$232,500	\$262,100
Households, 2009-2013	158,855	2,629,126
Persons per household, 2009-2013	2.70	2.54
Per capita money income in past 12 months (2013 dollars), 2009-2013	\$27,681	\$30,742
Median household income, 2009-2013	\$58,225	\$59,478
Persons below poverty level, percent, 2009-2013	12.4%	13.4%
Business QuickFacts	Clark	
	County	Washington
Private nonfarm establishments, 2013	9,723	176,815 ¹
Private nonfarm employment, 2013	114,145	2,444,098 ¹
Private nonfarm employment, percent change, 2012-2013	2.7%	3.5% ¹
Nonemployer establishments, 2012	26,240	412,542
Total number of firms, 2007	32,941	551,340
Black-owned firms, percent, 2007	1.1%	S
American Indian- and Alaska Native-owned firms, percent, 2007	0.7%	1.2%

Asian-owned firms, percent, 2007	4.3%	6.8%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	S	0.2%
Hispanic-owned firms, percent, 2007	2.5%	3.2%
Women-owned firms, percent, 2007	28.4%	28.7%
Manufacturers shipments, 2007 (\$1000)	D	112,053,283
Merchant wholesaler sales, 2007 (\$1000)	4,238,139	76,790,966
Retail sales, 2007 (\$1000)	4,189,989	92,988,519
Retail sales per capita, 2007	\$10,008	\$14,380
Accommodation and food services sales, 2007 (\$1000)	493,316	12,389,422
Building permits, 2013	2,942	32,962

Geography QuickFacts	Clark County Washington	
	Clark County	Washington
Land area in square miles, 2010	629.00	66,455.52
Persons per square mile, 2010	676.2	101.2
FIPS Code	011	53
Metropolitan or Micropolitan Statistical Area	Portland-Vancouver-Hillsboro, OR-WA Metro Area	

1 Includes data not distributed by county

- (a) Includes persons reporting only one race
- (b) Hispanics may be of any race, so also are included in applicable race categories
- D Suppressed to avoid disclosure of confidential information
- F Fewer than 25 firms
- FN Footnote on this item for this area in place of data
- NA Not available
- S Suppressed, does not meet publication standards
- X: Not applicable
- Z Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts Data derived from Population Estimates, American Community Survey, Census of Population and Housing, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits
 Last Revised Friday, 29-May-2015 11:43:20 EDT

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